



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

<b>Application Number:</b>	3008916
<b>Applicant Name:</b>	Ed Linardic
<b>Address of Proposal:</b>	1000 1 <sup>st</sup> Ave S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a six-story structure with 10,136 sq. ft of retail space at ground level and 54,975 sq. ft of administrative office space above. One structure (Palmer Building) will remain on site; one structure (Mac's Smokehouse) will be demolished.

The following approval is required:

**SEPA – Environmental Determination-** Chapter 23.05 Seattle Municipal Code.

**SEPA DETERMINATION:**   ☐ Exempt   ☒ DNS   ☐ MDNS   ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site & Area Description

The subject development site consists of two tax parcels and is nearly square in shape. It totals 22,336 square feet, with street frontage on both Occidental Ave S. and First Ave S. The zoning of the property is Pioneer Square Mixed (PSM85/120). The surrounding property is zoned PSM as well. Slightly more than half of the site is occupied by the six-story Palmer Building, a 1910 structure formerly used as a warehouse. Permits have been issued to allow improvements and conversion of the Palmer Building into an office structure with retail uses on the ground floor.

The southern portion of the subject property has been partially occupied by a one-story, 1,849 square-foot structure used as a restaurant/lounge (Max's Smokehouse) with the rest of the lot utilized for parking. The site is generally flat and lies within a designated environmentally critical area (liquefaction zone).

### Proposal

The project proposes to demolish the 1,849 square-foot, one-story building and remove 20 at-grade parking stalls from the southern portion of the site in order to construct a new six-story building that will house 10,323 square feet of retail at ground level and 54,975 square feet of administrative office use above. In addition to demolition materials, proposed construction will entail 740 cubic yards of excavation materials that must be exported from the site.

### Public Comment:

Date of Notice of Application:	August 21, 2008.
Date of End of Comment Period:	September 3, 2008.
# Letters received:	0
Issues:	No comment letters were received for this project.

### **ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant, dated June 2, 2008, and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

### Short-term Impacts

### Construction Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and an increase in traffic and parking impacts due to delivery of construction

materials and construction workers' vehicles. Existing City codes and ordinances applicable to the project, such as the Noise Ordinance, the Storm-water Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code, would mitigate several construction-related impacts. The Street Use Ordinance includes regulations that mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) would be adequately controlled with a street use permit through the Transportation Department, and no further SEPA conditioning would be needed.

### Air Quality

Construction is expected to temporarily add particulates to the air and will result in an increase in auto-generated air contaminants from construction machinery, materials delivery trucks and worker vehicles; this increase, however, is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC). No unusual circumstances exist, which warrant additional mitigation, per the SEPA Overview Policy.

### Environmental Health

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

### Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

Most of the long-term impacts are typical of downtown construction projects and will in part be mitigated by the City's adopted codes and/or ordinances. Specifically these are the Storm-water, Grading and Drainage Control Code (storm-water runoff from additional site coverage by impervious surface), Land Use Code (height; setbacks; parking), and the Seattle Energy Code (long-term energy consumption).

### Environmental Health

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

### *Historic Preservation*

The City of Seattle has determined that the preservation of historic buildings and districts is important to the citizenry for retention of a living sense and appreciation of the past, and has established the Pioneer Square Preservation District as unique in its historical and cultural significance and subject to developmental controls and project review by the Pioneer Square Preservation Board. An Application for Certificate of Approval was submitted to the Pioneer Square Preservation Board on June 2, 2008 by the applicants of the subject proposal. The Board will address demolition of the existing structure on site and the design and construction of the proposed six-story building. A Certificate of Approval must be issued by the City of Seattle Department of Neighborhoods prior to issuance of any demolition or construction permits for this site. No further mitigation under SEPA is warranted.

## CONCLUSION - SEPA

In conclusion, several adverse effects on the environment are anticipated resulting from the proposal, which are non-significant. Other specific impacts identified in the foregoing analysis will be regulated by existing codes or ordinances, per adopted City policies.

## **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of DPD as the lead agency of the completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment with respect to transportation, circulation, parking. An EIS limited in scope to this specific area of the environment was therefore required under RCW 43.21C.030(2)(C).

## SEPA CONDITIONS

None.

Signature: \_\_\_\_\_ (signature on file)  
Michael Dorcy, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

Date: June 25, 2009